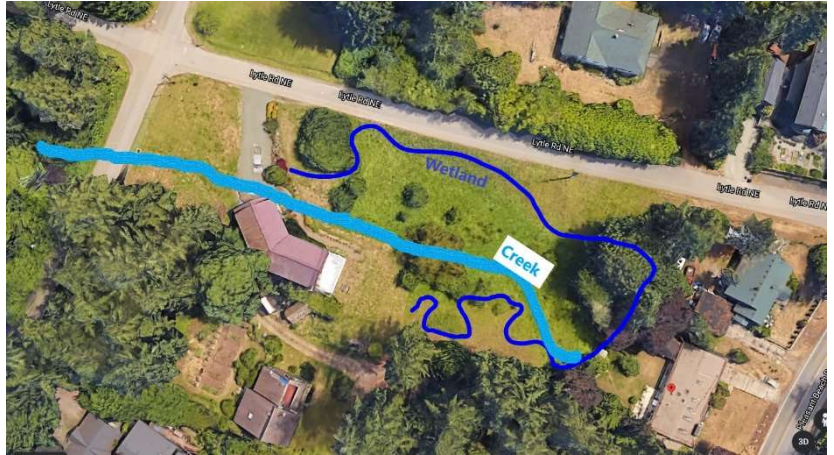


Lytle Creek and Wetlands

Re. 3945 Lytle Road SUBMIT COMMENTS to pcd@bainbridgewa.gov BY **4 PM JUNE 18** ←

They have applied for a variance for the project. Its permitting info here: <https://bit.ly/35qGogR>

- Category II Wetland - Critical Area
- Active wildlife corridor
- 185 ft sewage pipeline planned through No-Disturbance Restoration Zone
- Two-story, 1600 sf house, 2 bedroom **plus bonus room**, 3 baths, plus deck. (aka 3 BR)
- Run-off from development would exacerbate damage from flooding in neighboring property
- Water quality impact concerns on downstream wells due to septic design
- 5 ft property line variance is part of the plan; overbuilding in a small site.



Part of the relevant regulations:

<https://bit.ly/3zkind4>

Table 2: Stream Buffers

Stream Category	Water Quality Buffer	Habitat Buffer	Total Buffer
Fish Bearing (F)	100 ft	50 ft	150 ft
Non-Fish Perennial (Np)	40 ft	10 ft	50 ft
Non-Fish Seasonal (Ns)	40 ft	10 ft	50 ft

